









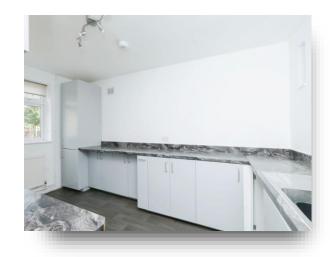
welcome to

Wheatley Road, Norwich

*** THIS THREE BEDROOM SEMI-DETACHED HOUSE is situated just off Dereham Road, opposite The Willows and on the fringe of Norwich city centre this home would make ideal as a family home or buy to let investment. The property lends itself nicely for further extension (subject to planning consent)!! ***













Entrsnce Porch

Door into entrance hall:-

Entrance Hall

Stairs to first floor and tiled flooring.

Lounge/ Dining Room

20' x 12' 8" (6.10m x 3.86m)

Double aspect with windows to front & double doors to rear garden, feature fireplace and base level storage cupboard.

Kitchen/ Breakfast Room

15' 1" x 8' 9" (4.60m x 2.67m)

Fully fitted comprehensive range of wall & floor units, rolled top work surfaces, fitted upstands, fitted electric hob with stainless steel extractor over, built in electric oven, plumbing for washing machine, stainless steel sink unit and window to front aspect.

Rear Lobby

Understairs storage cupboard, tiled floor and door through to conservatory:-

Conservatory

10' 1" x 9' 11" (3.07m x 3.02m) Windows and doors to rear garden.

First Floor Landing

Window to rear aspect, walk in cupboard (formally a wc which could be reinstated).

Bedroom One

12' 5" x 11' 4" (3.78m x 3.45m)

Window to front aspect and built in wardrobe.

Bedroom Two

12' 2" x 8' 10" (3.71m x 2.69m)

Window to front aspect, radiator and airing cupboard housing the boiler for heating & hot water.

Bedroom Three

9' 6" x 8' 6" (2.90m x 2.59m) Window to rear aspect.

Shower Room

Walk in shower cubicle with inset mains fed shower, wash hand basin, wc, extractor fan, tiled splashbacks and window to side aspect.

Exterior

The property is sat on a superb sized plot with a large low maintenance side garden, this lends itself for numerous vehicles as well as a potential to extend (subject to planning consent). there is also an external brick shed and wc. To the rear, the garden is secluded enclosed by fencing with shrub beds & borders.





welcome to

Wheatley Road, Norwich

- Stunning location close to the UEA, Hospital & Research Park
- Huge corner plot with ample side & rear garden with space for extension
- Ample off-road parking
- NO ONWARD CHAIN
- 1950's built

Tenure: Freehold EPC Rating: D

£260,000









Please note the marker reflects the postcode not the actual property

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Property Ref: NOR141479 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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